

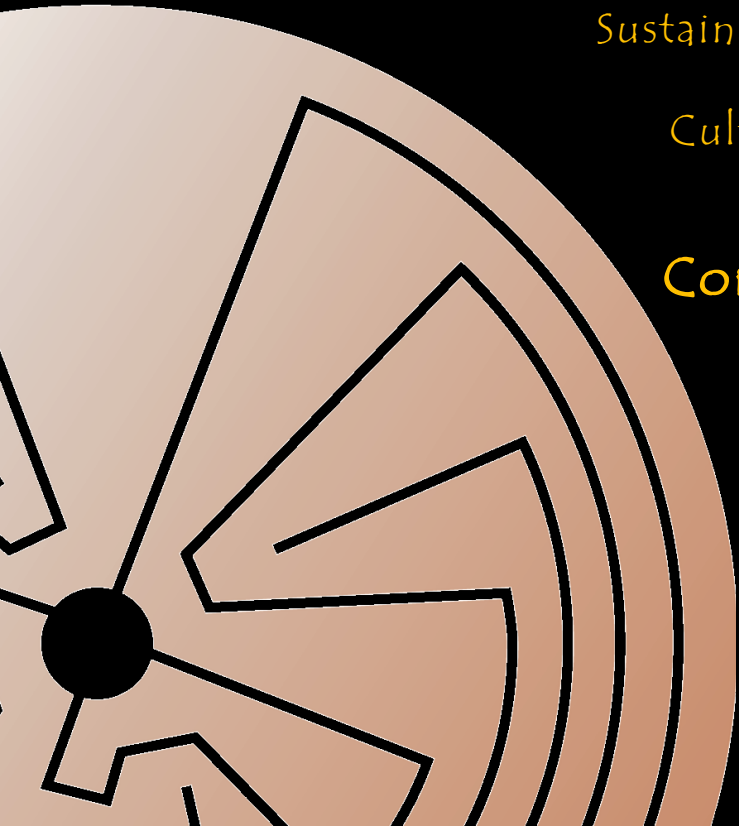
# Salt River Pima-Maricopa Indian Community

Community Development Department

## ZONING ORDINANCE AND DESIGN UPDATE (ZODU)

Sustainable Development Traditions  
and  
Culturally Influenced Design

Commercial Areas Only



# Why are we here ?

We need Community Input about the types of Land Uses and the Character of Development in the Commercial Areas of the Community.

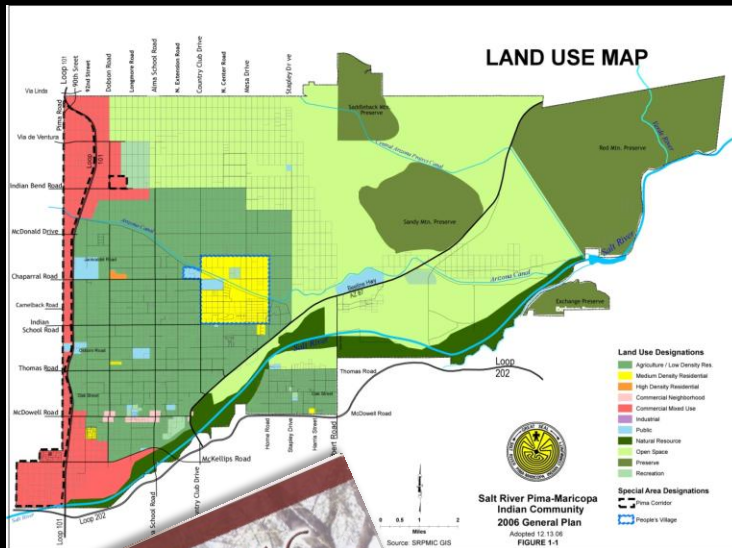
WHY ?



# General Plan Document and Land Use Map

## Adopted: 2006

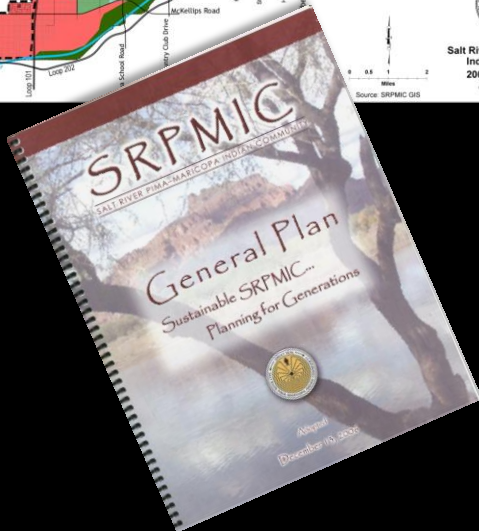
*"Where the Community decided it wants to go"*



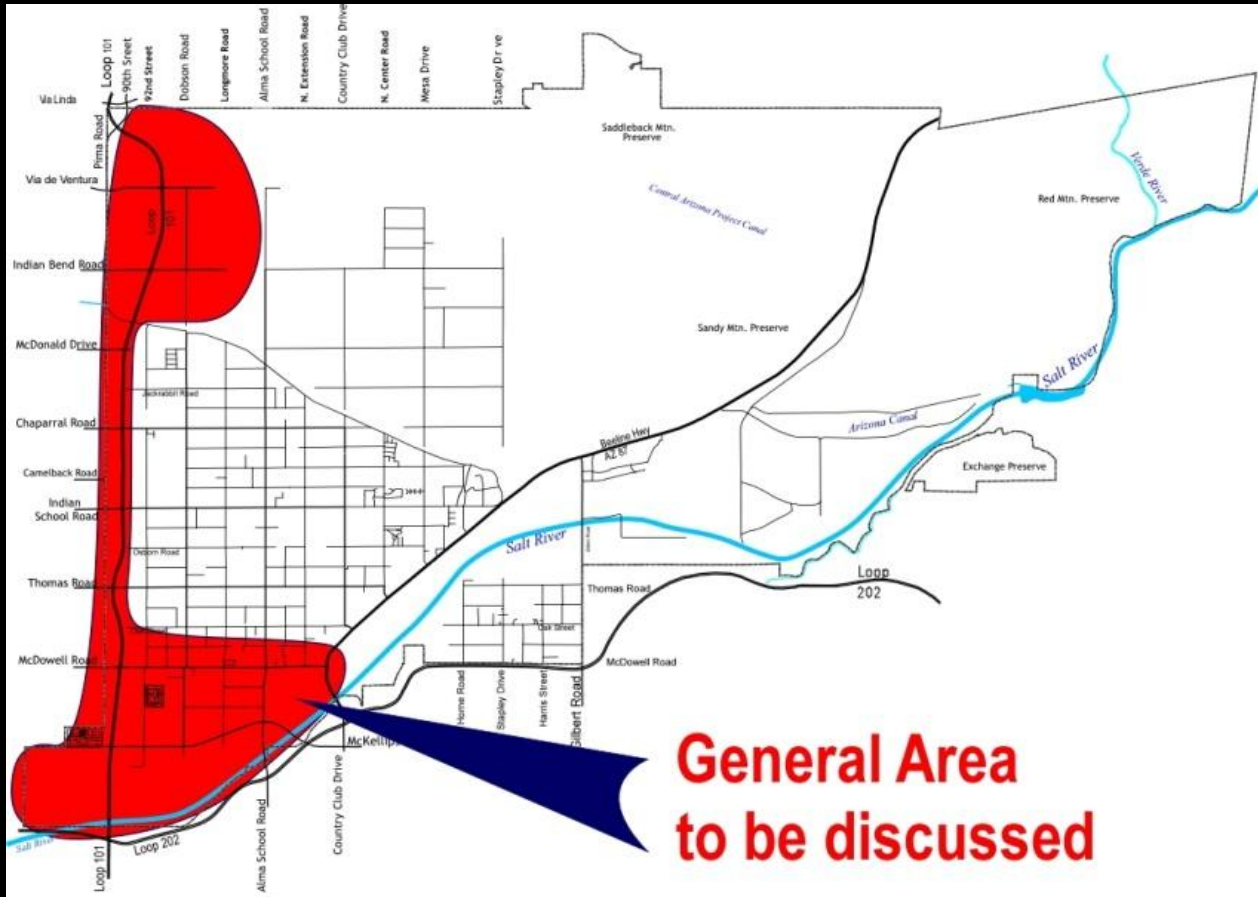
- Documented the Community's "Vision" of how it would develop over time.

- Defined where different types of land uses would occur.

- Of particular interest today are the "Mixed Use Commercial" and non-residential areas.



# The area we are focusing on today



- Phase One of the ZODU project Update will address non-residential uses in the area shown on the map.

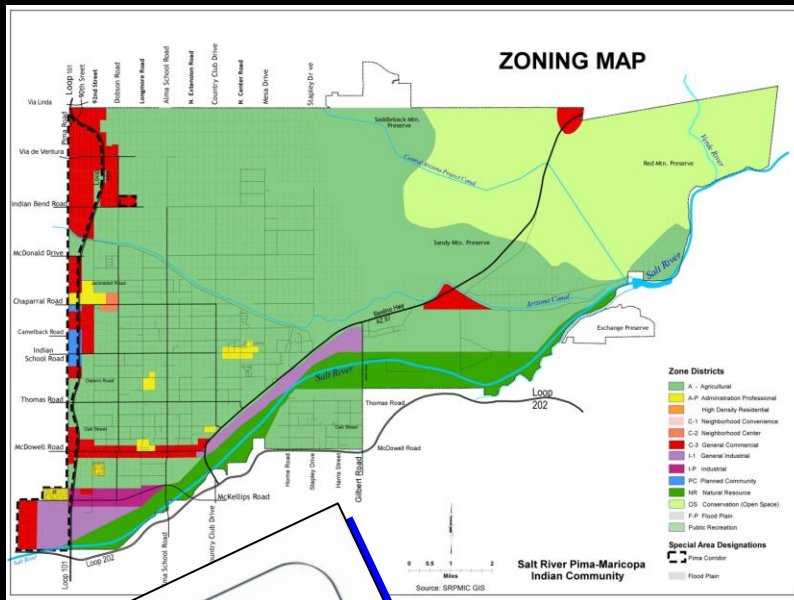
# Within the commercial areas in the General Plan the Community wanted:

- Sustainable economic development (making the most out of the opportunities to obtain revenue now and over the long term for future generations).
- Development that is compatible with natural surroundings.
- Development that reflected O'Odham and Piipaash cultural values, traditions and customs .
- We have some tools we can use to accomplish this but they need some work. That's why we are here today.

# Zoning Ordinance

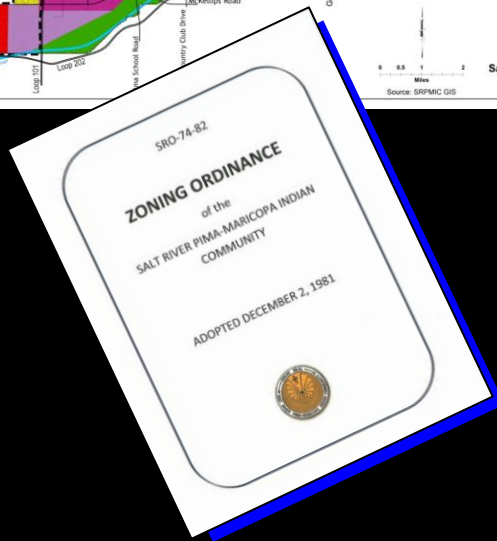
Adopted: 1981

*"One of the tools for getting where the Community wants to go"*

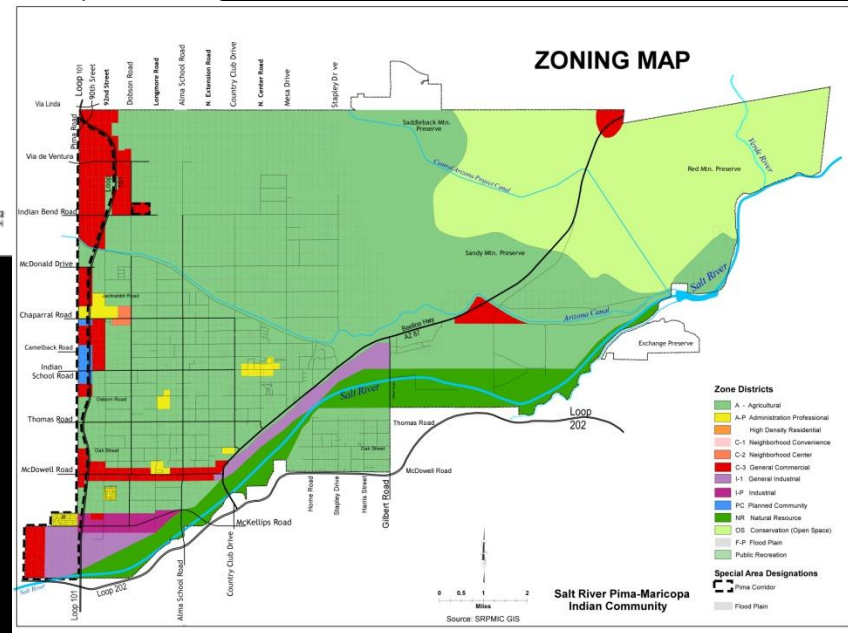
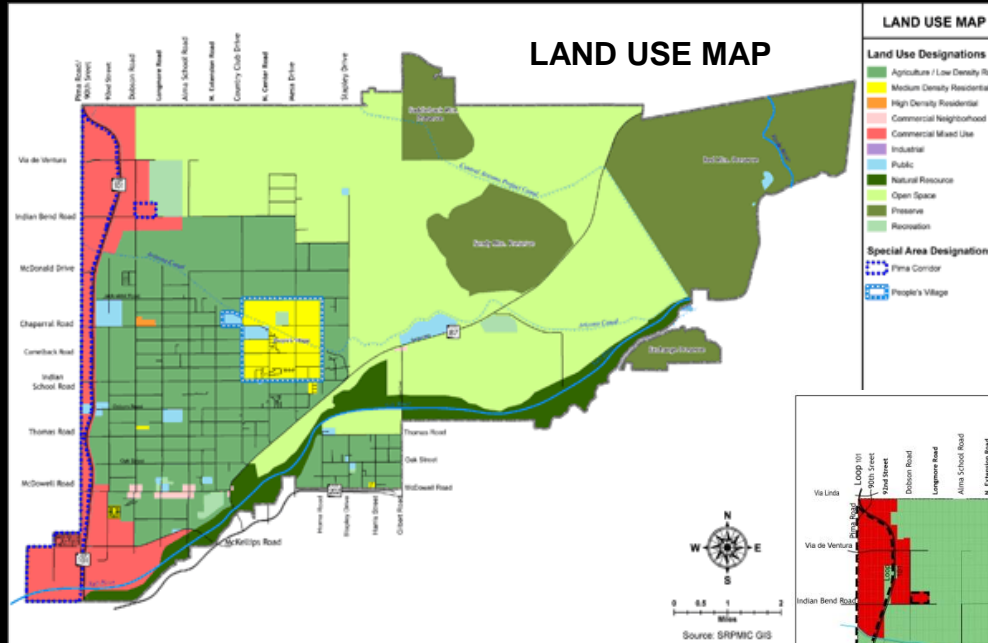


Helps to implement the vision in the General Plan by:

- Regulating and/or guiding how land is used. And that adjacent uses are compatible with each other.
- Establishing standards for how land is developed (height, intensity, setbacks, parking, signage, lighting, open space & landscape requirements)
- **PROBLEM !**  
GENERAL PLAN 2006  
ZONING CODE 1981



Zoning helps insure that as the Community is developed over time it becomes more like what the Community envisioned in the general plan.



But Zoning doesn't do everything we need.



# Design Standards

another tool to implement the general plan

Adopted : 1992



- Describes desired character of buildings, landscape, site layout, hardscape, site furnishings, walls, lighting, and signage.
- Includes concepts for reflecting O'Odham and Piipaash Culture in the built environment.

Different areas of the Community have or are developing very different characters.



# DESIGN STANDARDS

addresses the character of development s

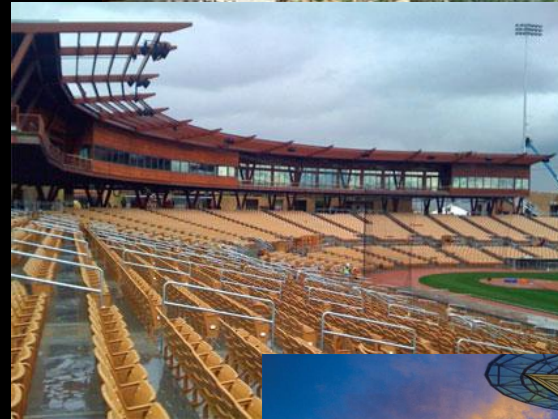
- Architecture (how it looks)
- How the design responds to the local climate.
- What materials , textures, and colors are used.
- How the design reflects the Community culture and traditions.
- The design is for this place and not anywhere else.



# TOGETHER ZONING AND DESIGN STANDARDS HELP DEFINE THE CHARACTER OF AN AREA.

## BENEFITS IN COMMERCIAL AREAS:

- Capitalize on existing and planned "revenue generators" (casinos, stadium, etc)
- Create synergy between uses and diversify attractions to draw visitors
- Improve pedestrian-friendly design and connections between uses.
- Improve public open spaces that encourage outdoor activities and programmed events
- Create a unique "sense of place"  
"We're not in Kansas any more".



# For the built environment to reflect the O'Odham and Piipaash Values Customs and Traditions we need to:



Cultural values identify those objects, conditions or characteristics that members of the Community considers important.



Customs: identify usage common to many and/or long established practice considered as unwritten law.



Traditions: Identify inherited, established, or customary patterns of thought, actions, or behaviors. Characteristic manners, methods, styles or ways of doing things.



We believe that some important O'Odham and Piipaash cultural values are:

- Live in harmony with nature
- Develop sustainably
- Work for the benefit of the seventh generation
- Functionality
- Preserve traditional customs
- Share and use only what is needed

We believe that some important O'Odham and Piipaash traditions and customs are:

- Decorating baskets and pottery with geometric design patterns
- Using materials, patterns, textures and colors found in nearby plants, mountains and the river.
- Arranging structures around a common open space for outdoor living
- Intentional orientation of buildings and entries

# Recent designs have been inspired by:

- The forms, colors, and textures found in the surrounding landscape
- Views to nearby mountains
- The significance of water





# Recent design has been inspired by:

- Traditional and Hohokam Architecture





## Other sources of design inspiration?

- Clothing design
- Make up
- Games & special events
- Traditional stories and myths
- Paintings
- Jewelry
- Music
- Farming and irrigation canals
- Mimic plant forms
- Traditional use of plants
- Significant animals
- Petroglyphs
- Spatial preferences
- Time, history, seasonal changes



# Recent examples of how design has been inspired by:

- Pottery and basket design



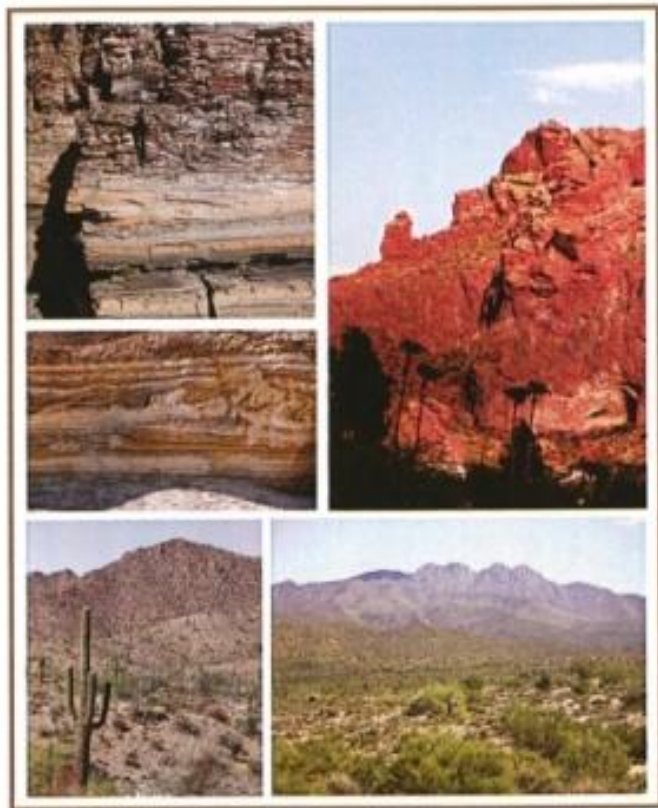


Example of how development has tried to incorporate cultural values in the architecture and landscaping



# Example of how development has tried to reflect cultural values in the architecture and landscaping

## THEME: "Layers of the SRPMIC Desert"



TRANSLATION INTO  
ARCHITECTURE OF PIMA MARICOPA  
INDIAN COMMUNITY



TRANSLATION INTO ARCHITECTURE  
OF PIMA MARKETPLACE





# North Area – Existing and Proposed Developments



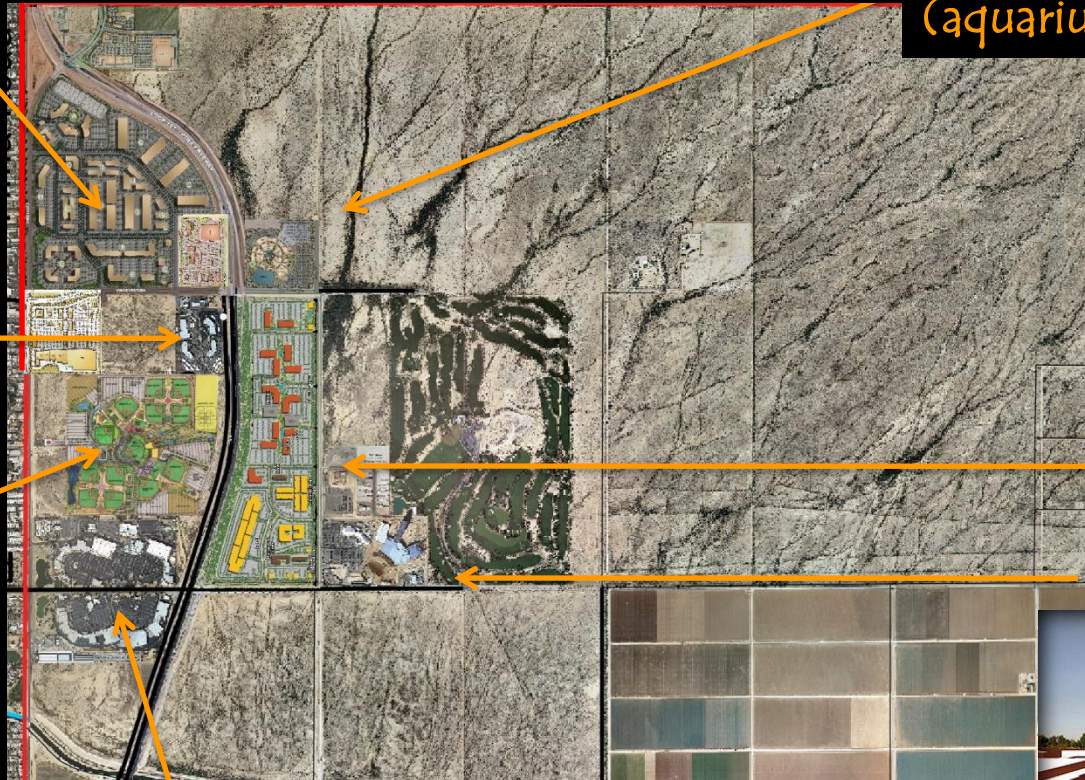
Pima Center



Odyssea  
(aquarium)

Calendar Stick

Spring Training



Riverwalk

Talking Stick



The Pavilions





# Central Area – Existing and Proposed Developments



Santeo

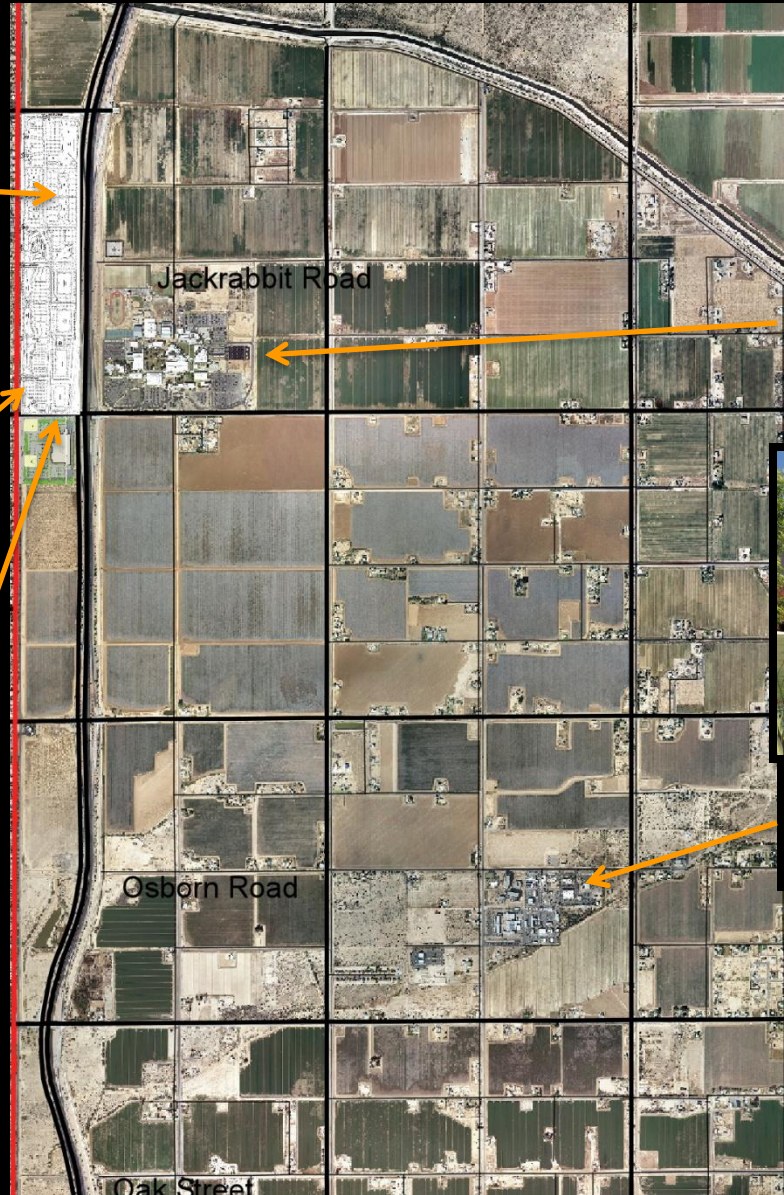


Scottsdale Community College

Chaparral Bus. Park



Walmart



Two Waters Government Complex



# South Area – Existing and Proposed Developments



Casino Arizona



On Auk Mor I  
Original Rock  
P&M Nursery  
A&A Materials

Desierto Verde  
AZ Propane  
Saddleback  
Communications

Salt River Sand and Rock



# Commercial Uses:

Office



Retail





# Commercial Uses:

Restaurant



Gas Station



# Entertainment Uses:

Talking Stick Resort



Casino Arizona at McKellips



# Entertainment Uses

(Baseball Spring Training)



Odysea Aquarium





# Light Industrial Uses

Warehouse  
(Pima Center)



Light  
Industrial  
(Pima Center)





# General Industrial Uses

## Mining and Mineral Extraction

(Salt River Sand and Rock)



## Manufacturing (Agate Steel)



Questions?

